

**ZONING BOARD OF APPEALS  
MEETING AGENDA**

**MONDAY, SEPTEMBER 11, 2006  
7:00 PM  
TOWN HALL ANNEX  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #V200618—David Weeks for a variance to the Ellington Zoning Regulations, Section 6.2.7.B—Landscaping: to eliminate the requirement for landscape islands in conjunction with construction of an addition and associated improvements of a lumber supply store on property located at 99 West Road, APN 028-014-0000 in a C Zone.
2. #V200619—Robert & Alberta Wambolt for an appeal of the Zoning Enforcement Officer's and/or the Town Planner's decision for apparently granting zoning permits listed as pending for a home occupation and temporary garage on property located at 104 Webster Road, APN 145-002-0000 and for a home occupation on property located at 97 Webster Road, APN 145-006-0000 in a RA Zone.
3. #V200620—John Flori for a variance to the Ellington Zoning Regulations, Section 3.2.1—Lot Area, Width & Yard Requirements and Section 2.1.10.A.1—Highway Clearance Setback: front yard setback from 60' to 35' for a 17' x 14' sunroom on property located at 58 Sandy Beach Road, APN 151-008-0000 in a RA Zone.
4. #200621—Gene & Sue Sheehan for a variance to the Ellington Zoning Regulations, Section 3.2.1—Lot Area, Width & Yard Requirements: side yard setback from 15' to 5' for a 10' x 14' shed on property located at 75 Muddy Brook Road, APN 089-015-0000 in an AA Zone.

**IV. UNFINISHED BUSINESS: NONE**

**V. NEW BUSINESS: NONE**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the August 7, 2006 Meeting Minutes
2. Correspondence:
  - a. Memo to Planning & Zoning Commission from Robert Phillips, dated 8/23/06 (Zoning Regulation Revisions—Part 1)
  - b. CT Federation of Planning & Zoning Agencies Quarterly Newsletter, Summer 2006

**VII. ADJOURNMENT:**